



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:15:03
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Assessment Data					Primary Image																																																																																																																				
Account 660015687 Parcel ID 22N16E-16-3-00000-000-0000 Cadastral ID 16-22-16-01810 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 349033 FRIEND, RICHARD ANDREW & TERESA C/O PEGGY ARMSTRONG 15103 E 470 RD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 12228 E 440 RD Subdivision Lot/Block / Parcel Size 24.94 - Acres Sec/Twn/Rng 16 / 22 / 16 / 3 Neighborhood 6050 - UNPLATTED School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.38395265 -95.60629168 S2 SE SW LESS N 325.50' W 500' THEREOF & SW SW SE LESS TR DESC AS N 115.50' W 500' SW SW SE.					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R11</td> <td>R11-MHLL DWIDE ARMSTRONG</td> <td>09/2010</td> <td>12/2010</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R11	R11-MHLL DWIDE ARMSTRONG	09/2010	12/2010																																																																																																							
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Lot Data Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image	
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value			
Residential Data			
Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /			
GRM Approach			
GRM Code Gross Rent 0.00 Indicated Value			
Multiple Regression			
MRA Code Adjusted R Indicated Value			
Direct Comparables			
Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value			
Value Reconciliation			
Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 2,025 Site Improvements 1,685 Total Value 3,710 0.00 Total Value Per SqFt			
Cost Approach Manual : 01/2025			
Base Cost 0.00	Total Misc Impr + 0		
Roofing Adj + 0.00	Garage Cost +		
Subfloor Adj + 0.00	Total RCN = 0		
Heat/Cool Adj + 0.00	Depreciation (0%) - 0		
Plumbing Adj + 0.00	Lump Sums + 0		
Basement Adj + 0.00	RCNLD =		
Adj Base Cost = 0.00	Lot Value +		
Total Area x	Indicated Value =		
Adjusted Cost = 0	Value Per SqFt 0.00		
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	MS	MECH SHED	20x24x0			480
	Qual 1	Cond 2	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)		RCNLD
Base Cost (5.85 x 480)		2,808		2,808	1,123	1,685



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	6 Mobile Home 50 x 28
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,400 / 1,400
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1987 / 34

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-29\IMG_001 11/29/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	32.20	Total Misc Impr	+ 12,854	Garage Cost	+ 12,854	Total RCN	= 74,678
Roofing Adj	+ 2.56	Depreciation (82%)	- 61,236	Lump Sums	+ 4,498	RCNLD	= 17,940
Subfloor Adj	+ 0.00	Lot Value	+ 17,940	Indicated Value	= 17,940	Value Per SqFt	12.81
Heat/Cool Adj	+ 2.96						
Plumbing Adj	+ 6.44						
Basement Adj	+ 0.00						
Adj Base Cost	= 44.16						
Total Area	x 1,400						
Adjusted Cost	= 61,824						

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	17,940		
Lot Value			
Indicated Value	17,940	12.81	Per SqFt
Agland Value			
Site Improvements			
Total Value	17,940	12.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	123219	32x10		320	40.17		12,854
WODC	WOOD DECK - COVERED	123220	40x8		320	28.11	50%	4,498



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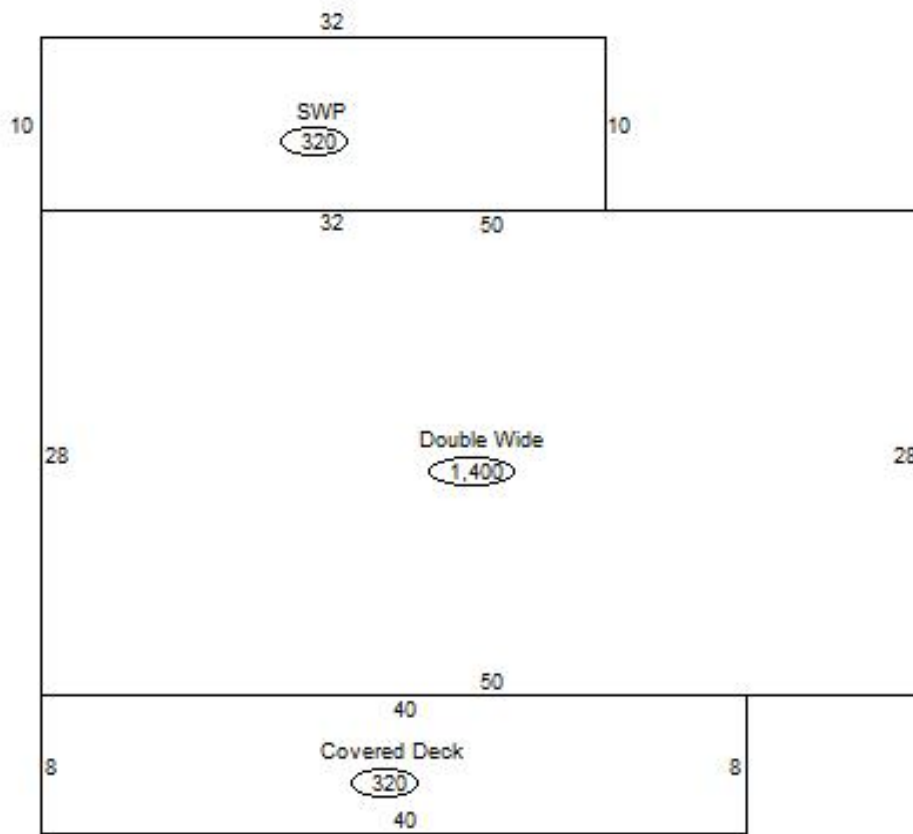
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Double Wide	1,400	1.000	1,400
2	M	EPSW		13	EPSW	320	1.000	320
3	M	WODC		13	WODC	320	1.000	320
Total Building Area						1,400		1,400



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			3.032	108	108	327	327
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			10.720	144	144	1,544	1,544
HC	HECTOR STONY SANDY LOAM	NTV PST	20			.990	48	48	48	48
SO	SOGN SOILS	NTV PST	15			2.000	36	36	72	72
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			.211	161	161	34	34
W	WATER	NTV PST	0			7.988	0	0	0	0
NTV PST Totals						24.940			2,025	2,025
Total Agland						24.940			2,025	2,025